

CITY OF NEWPORT BEACH
PLANNING COMMISSION STAFF REPORT
February 17, 2011 Meeting
Agenda Item 2

SUBJECT: Solar Energy System Ordinance – (PA2010-113)
Code Amendment No. CA2011-001

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PROJECT SUMMARY

The project is a proposed code amendment, voluntary guidelines, and incentives applying to the installation of solar energy systems.

RECOMMENDATION

- 1) Conduct a public hearing; and
- 2) Adopt Resolution No. ____ recommending City Council approval of the Code Amendment No. CA2011-001 and voluntary guidelines with incentives (Attachment No. PC 1).

INTRODUCTION

Project Description

Promoting the installation of solar energy systems, while protecting the public health and safety, and eliminating aesthetic considerations is the goal of the State of California. The project before the Commission is a code amendment that would incorporate solar energy system installation regulations into the Municipal Code consistent with State Law. Along with these regulations, a set of voluntary guidelines with incentives is proposed that will provide a mechanism to encourage good design.

Background

On October 26, 2010, the topic of solar energy systems installations was discussed at the City Council Study Session. Following this discussion, City Council directed staff to draft an ordinance to implement the Solar Rights Act. Additionally, the Council directed staff to prepare voluntary guidelines; to evaluate and make recommendations regarding incentives; to evaluate glare as it relates to health and safety impacts; and investigate the extent of the California Coastal Commission's permit authority over solar energy system installations.

On November 18, 2010, the Planning Commission discussed the Solar Rights Act and City regulation of solar energy system installations. The Planning Commission expressed an interest in looking at regional approaches to solar power that would reduce individual installations on homes and businesses.

DISCUSSION

Solar Rights Act

Assembly Bill 2473 ("AB 2473") went into effect on January 1, 2005, and was codified in Government Code Section 65850.5, Health and Safety Code Section 17959.1, and Civil Code Section 714. This legislation is part of the Solar Rights Act that was originally adopted in 1978. The legislative intent is to encourage the installation of solar energy systems by removing obstacles to, and minimizing costs of, permitting for such systems (Government Code Section 65850.5).

Subject to the exception discussed in the following paragraph, this legislation requires the City to administratively approve applications for solar energy systems through the issuance of a building permit or other nondiscretionary permit. Design review for aesthetic purposes is prohibited by the Solar Rights Act and is specified as an unreasonable barrier to the installation of solar energy systems. Review of solar energy system applications by the City is limited to the Building Official's determination of whether it meets all health and safety requirements of local, state, and federal law. The requirements of local law are limited to those standards and regulations necessary to ensure that the solar energy system will not have a specific adverse impact to public health or safety.

One exception to the administrative approval process requirement allows the City to require an applicant to apply for a conditional use permit if the City has a good faith belief that the solar energy system could have a specific adverse impact on public health or safety. However, the City cannot deny the conditional use permit unless it makes written findings based on substantial evidence in the record that the proposed installation would have a specific, adverse impact on the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. Aesthetic concerns or impacts to views would not be considered health or safety impacts based upon the Solar Rights Act.

Current Policies and Practices

The Newport Beach General Plan contains the following policies that promote energy efficiency and the use of renewable energy sources, which includes solar energy: NR 7.3, H 4.2, HB 8.2, NR 7.3, NR 24.2, NR 24.3, and NR 24.4. These policies do not provide specific guidance for the use of solar energy systems.

The Building and Fire Departments review solar energy system plans for compliance with pertinent Building, Electrical/Mechanical/Plumbing (EMP), and Fire Codes and provide handouts with guidelines to facilitate the plan check process. With the adoption of new solar energy system regulations and voluntary guidelines, all Departments involved will confer together to promote and facilitate these projects.

Glare

As a matter of industry practice, solar collector panels are designed to absorb sunlight. In some cases a possibility exists for glare to create negative health and safety impacts. Therefore, the proposed regulations require anti-glare or non-reflective coating and a permit for ground-mounted installations.

Coastal Commission

The California Coastal Commission ("Coastal Commission") was established with the adoption of the California Coastal Act, and has jurisdiction over projects located within the Coastal Zone. A portion of the City is located within the Coastal Zone and the Coastal Commission often reviews projects for demolition and new construction. The Coastal Commission does not typically review projects for accessory structures, including solar energy systems, but staff is working with the Coastal Commission to see what level of review is appropriate for solar projects. The Coastal Commission has expressed an interest in reviewing certain projects, such as installations located on a coastal bluff. However, Categorical Exclusion Order (CEO) E-77-5, adopted by the Coastal Commission in 1977, excludes the construction of single-unit and two-unit residences and their appurtenant facilities from Coastal Commission review provided it complies with the conditions of the order. Therefore, as an appurtenant structure, solar energy systems located on single-unit and two-unit residential properties within the CEO Zone, would not require any review by the Coastal Commission. Furthermore, accessory structures constructed separately from primary structures, do not require review by the Coastal Commission.

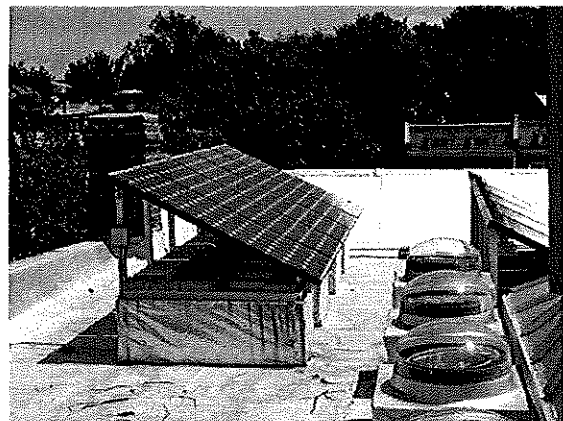
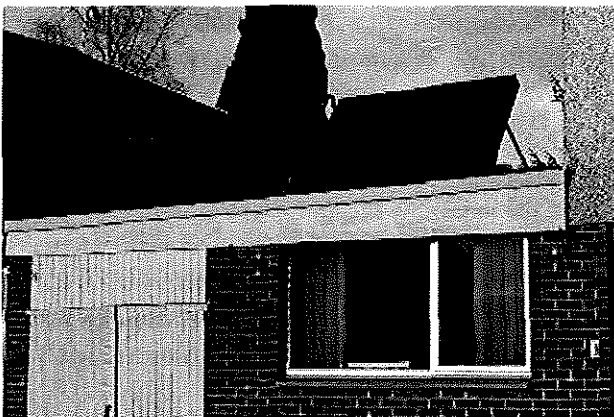
Proposed Municipal Code Changes

The draft regulations (Attachment No. PC 2) implement the Solar Rights Act, establish development standards, and implement a mechanism for discretionary review for certain types of projects. The proposed regulations will implement or expand upon location, height, screening, and material requirements that are currently in place to promote the installation of solar energy systems and to protect the public health and safety:

- Required setbacks for solar collectors and related equipment ensure that adequate access exists for emergency personnel. The required setbacks also protect sight distance along streets, alleys, and driveways.

- Screening of equipment other than solar collectors themselves to prevent any negative noise impacts and dangers from exposed electrical equipment. Inverters are required for solar photovoltaic panels and are usually located near the electrical meters, and necessitate similar screening requirements.
- Regulations ensure that the solar collectors are made with a non-reflective coating to protect nearby properties, neighbors, and people operating motor vehicles in the area from glare.

The proposed regulations will allow solar energy systems to exceed the height limitations of the Zoning Code. The regulations will allow roof-mounted solar collectors to project up to twelve inches above a roof plane with a minimum 3/12 pitch, as long as the equipment does not project vertically above the peak of the sloped roof to which it is attached. Roof-mounted panels located on a flat roof plane will be allowed to project up to five feet above the roof plane. For example, in R-1 and R-2 Zoning Districts, the height limit is 24 feet for a flat roof and 29 feet for a pitched roof. Solar energy systems located on a flat roof may in effect result in a flat roof at 29 feet in height.



Discretionary review will only be required if the Building Official has a good faith belief that there is a public health or safety concern. Ground-mounted panels have the potential to impact public health and safety; therefore, discretionary review will be required to mitigate negative impacts. If ground-mounted solar collectors are installed, water quality could be diminished due to water pollutants from runoff and the panels will reduce the amount of permeable surfaces. Furthermore, a reduction of trees and plants in yards could reduce air quality and increase greenhouse gases in the atmosphere.

Voluntary Guidelines and Incentives

The Solar Rights Act prevents the City from reviewing solar energy system installations based on aesthetics. However, the City Council and Planning Commission would like a procedure to promote installations that are compatible with the neighborhood and with the design and architectural style of the buildings on which the solar energy systems are located. The draft *Voluntary Guidelines* (Attachment No. PC 3) provide design review guidelines relating to material, placement, screening, and other design issues.

In order to promote these Voluntary Guidelines, the City will offer incentives for projects to comply with the standards. Options for the incentives include plan check and building permit fee adjustments, expedited plan check, and public recognition of projects. The fee adjustments could be a reduction in the fees or a waiver of the entirety of the fees. Expedited plan check could include over the counter review for small solar projects and reduced plan check review time new construction that includes solar arrays on the roof. Public recognition could include publishing project descriptions in a local newspaper, presenting the project at City Council Meetings, and providing applicants with a certificate of appreciation.

Staff recommends providing as many incentives as feasible in order to meet the City's design goals for solar energy systems.

Alternatives

The Planning Commission may propose changes to the draft regulations, provided that they are consistent with the Solar Rights Act, and to the Voluntary Guidelines with incentives. The Planning Commission may also propose other solar power related regulations for the City Council to consider in the future, including regional projects and solar energy systems located on City property.

Environmental Review

This action is covered by the general rule that the California Environmental Quality Act (CEQA) applies only to projects that have the potential for causing a significant effect on the environment (Section 15061.b.3 of the CEQA Guidelines). It can be seen with

certainty that there is no possibility that this item will have a significant effect on the environment; therefore, this activity is not subject to CEQA.

Public Notice

This agenda item has been noticed according to the Ralph M. Brown Act; 72 hours in advance of the public meeting at which the Planning Commission considers the item. The agenda item was posted at City Hall and on the City's website.

Prepared by:


Fern Nueno, Assistant Planner

Submitted by:


Patrick J. Alford, Planning Manager

ATTACHMENTS

PC 1 Draft Resolution

PC 2 Draft Regulations

PC 3 Draft Voluntary Guidelines and Incentives

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Tmpl: 11/23/09

Attachment No. PC 1

Draft Resolution

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NEWPORT BEACH RECOMMENDING CITY COUNCIL APPROVAL OF CODE AMENDMENT NO. CA2011-001 TO ESTABLISH REGULATIONS FOR SOLAR ENERGY SYSTEM INSTALLATIONS AND RECOMMENDING APPROVAL OF VOLUNTARY DESIGN GUIDELINES FOR SOLAR ENERGY SYSTEM INSTALLATIONS (PA2010-113)

THE PLANNING COMMISSION OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. FINDINGS.

1. California Civil Code Sections 714 and 714.1, California Civil Code Section 801 and 801.5, California Government Code Section 65850.5, California Health and Safety Code Section 17959.1, California Government Code Section 66475.3, and California Government Code Section 66473.1 together are known as the Solar Rights Act.
2. The legislative intent of the Solar Rights Act is to encourage the installation of solar energy systems by removing obstacles to, and minimizing costs of, permitting for such systems.
3. The proposed voluntary guidelines and incentives will facilitate the process of permitting for solar energy system installations.
4. The proposed Code Amendment will reduce impediments to the installation of solar energy system by providing exceptions to the height limit.
5. The Solar Rights Act provides that a City shall establish a procedure to administratively approve applications to install solar energy systems if the system meets all health and safety requirements of local, state, and federal law.
6. The proposed Code Amendment establishes procedures for administrative approval of solar energy system installation permits.
7. The proposed Code Amendment contains development standards for solar energy system installations to ensure the public health and safety.
8. Required setbacks for solar collectors and related equipment ensure that adequate access exists for emergency personnel. Required setback areas also ensure adequate visibility near driveway, sidewalk, street, and alley intersections for motor vehicles and pedestrians.
9. Screening of equipment other than solar collectors will prevent any negative noise impacts and dangers from exposed electrical equipment.

10. The proposed material regulations will require that the solar collectors are made with a non-reflective coating to protect nearby properties, neighbors, and people operating motor vehicles in the area from glare.
11. Government Code Section 65850.5 provides that if the building official of a city has a good faith belief that a solar energy system could have a specific, adverse impact upon the public health and safety, a city may require the applicant to apply for a use permit.
12. The City has a good faith belief that ground-mounted solar energy systems have the potential to have a specific, adverse impact upon the public health and safety, and shall require discretionary review for ground-mounted solar energy systems.
13. Ground-mounted solar collectors have the potential to have a specific, adverse impact upon the public health and safety for the following reasons:
 - Water quality could be impacted due to water pollutants from runoff and the reduction of the amount of permeable surfaces.
 - A reduction of trees and plants in yards could reduce air quality and increase greenhouse gas emissions.
 - The potential for glare problems is higher with ground-mounted solar energy systems compared with roof-mounted systems.
14. The General Plan includes the following policies promoting water quality, air quality, and other issues, which could be compromised by ground-mounted solar collection panels: NR 1.1, NR 3.2, NR 3.9, NR 3.11, NR 3.14, NR 3.16, NR 3.19, and NR 3.20.
15. The Coastal Land Use Plan includes the following policies promoting water quality, air quality, open space, and other factors, which could be compromised by ground-mounted solar collection panels: 4.3.2-1, 4.3.2-8, 4.3.2-9, 4.3.2-11, 4.3.2-12, 4.3.2-14, and 4.3.2-15.
16. The General Plan includes the following policies promoting renewable energy and solar power technology: NR 7.3, H 4.2, HB 8.2, NR 7.3, NR 24.2, NR 24.3, NR 24.4.
17. The proposed Code Amendment and voluntary guidelines are consistent with the General Plan and Coastal Land Use Plan.
18. A public hearing was held on February 17, 2011, in the City Hall Council Chambers, 3300 Newport Boulevard, Newport Beach, California. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Planning Commission at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

This action is covered by the general rule that the California Environmental Quality Act (CEQA) applies only to projects that have the potential for causing a significant effect on the environment (Section 15061.b.3 of the CEQA Guidelines). It can be seen with certainty that there is no possibility that this activity will have a significant effect on the environment. Therefore, this activity is not subject to CEQA.

SECTION 3. DECISION.**NOW, THEREFORE, BE IT RESOLVED:**

1. The Planning Commission hereby recommends that the City Council of the City of Newport Beach approve Code Amendment No. CA2011-001 establishing regulations for solar energy system installations and approves voluntary guidelines for solar energy system installations.

PASSED, APPROVED AND ADOPTED THIS 17th DAY OF FEBRUARY, 2011.

AYES:

NOES:

ABSTAIN:

ABSENT:

BY: _____
Earl McDaniel, Chairman

BY: _____
Michael Toerge, Secretary

Attachment No. PC 2

Draft Regulations

The Municipal Code Chapter 20.30 (Property Development Standards) will be amended to include the following:

20.30.020.A – Buffering and Screening

8. **Solar energy systems.** Solar energy systems shall comply with the requirements of Section 20.30.140 (Solar Energy Systems).

20.30.060.D – Exceptions to Height Limits

12. **Solar equipment.** Solar energy systems may exceed the height limit regulations in compliance with Section 20.30.140 (Solar Energy Systems).

20.30.140 – Solar Energy Systems

This section promotes the installation of solar energy systems, while protecting the public health and safety by establishing standards for solar energy system regulations. These standards establish procedures for the review of permit applications consistent with State Law and as necessary to avoid impacts on the public health and safety.

- A. Administrative review.** Projects that meet the requirements of this Subsection A shall be reviewed administratively by the Planning Director, unless the Building Official has a good faith belief that there is a public health or safety concern or that the project does not meet the health and safety requirements of local, state, and federal law.

1. Location and placement

- a. Solar collectors shall not be located within any required setback areas. Other solar energy system equipment may be installed within the required side and rear setback areas in accordance with Section 20.30.110 (Setback Regulations and Exceptions).
- b. Solar collectors shall only be located on the roof of a structure and shall not be ground-mounted unless a Solar Energy System Permit is first approved by the Zoning Administrator in accordance with Section 20.30.140.B below.

2. Height

- a. **Roof-mounted.** Roof-mounted solar collectors may project up to twelve inches above a roof plane with a minimum 3/12 pitch, but may not project vertically above the peak of the sloped roof to which it is attached. Roof-mounted panels may project up to five feet above a flat roof plane, notwithstanding the maximum height limit for the Zoning District in which the property is located.

3. Screening and materials

- a. Excluding solar collector panels, solar equipment shall be blended or screened from view from private property, public rights-of-way, and public

property, adjacent to the subject property, as seen from a point six feet above grade.

b. Solar collector panels shall have an anti-glare or non-reflective coating.

4. Approval. Approval following administrative review shall be ended by the issuance of a building permit. However, if the Building Official has a good faith belief that there is a public health or safety concern, an application for a Solar Energy Permit will be required.

B. Discretionary review. Solar energy system installations that do not meet the requirements of Subsection A above or that have the potential to have a specific, adverse impact upon the public health or safety shall require a Solar Energy System Permit.

1. Solar Energy System Permit required. A Solar Energy System Permit reviewed by the Zoning Administrator is required for the installation of solar energy systems if the Building Official has a good faith belief that the solar energy system could have a specific, adverse impact upon the public health and safety. The installation of ground-mounted solar collectors requires review of a Solar Energy System Permit by the Zoning Administrator in order to determine that the installation will not have a specific, adverse impact upon the public health and safety.

2. Review. Solar Energy System Permit applications shall be processed pursuant to Section 20.52.110 (Solar Energy System Permits) of the Zoning Code.

The Municipal Code Chapter 20.50 (Permit Application Filing and Processing) will be amended to include the following:

20.50.020 – Authority for Land Use and Zoning Decisions

**TABLE 5-1
REVIEW AUTHORITY**

Type of Action	Applicable Code Chapter/ Section	Role of Review Authority (1)				
		Director	Zoning Administrator	Hearing Officer	Commission	Council (2)
Administrative and Legislative						
Interpretations	20.12.020	Determination (3)			Appeal	Appeal
Planned Communities	20.56				Recommend	Decision
Specific Plans	20.58				Recommend	Decision
Zoning Code Amendments	20.66				Recommend	Decision
Zoning Map Amendments	20.66				Recommend	Decision

Permits and Approvals

Comprehensive Sign Program			Decision (3)		Appeal	
Conditional Use Permits	20.52.020				Decision	Appeal
Conditional Use Permits – Residential Zones HO	20.52.030			Decision (4)		Appeal (4)
Heritage Sign					Decision	Appeal
Innovative Sign Program					Decision	Appeal
Limited Term Permits	20.52.040		Decision (3)		Appeal	Appeal
Minor Use Permits	20.52.020		Decision (3)		Appeal	Appeal
Modification Permits	20.52.050		Decision (3)		Appeal	Appeal
Planned Development Permits	20.52.060				Decision	Appeal
Reasonable Accommodations	20.52.070			Decision (4)		Appeal (4)
Sign Permits	20.42	Determination (3)			Appeal	Appeal
Site Development Reviews (See Table 5-2 [Review Authority for Site Development Reviews].)	20.52.080		Decision (3)		Decision	Appeal
Solar Energy System Permits	20.52.110		Decision (3)		Appeal	Appeal
Variances	20.52.090				Decision	Appeal
Zoning Clearances	20.52.100	Determination (3)			Appeal	Appeal

The Municipal Code Chapter 20.52 (Permit Review Procedures) shall be amended to include the following:

20.52.110 – Solar Energy System Permits

- A. Purpose.** The purpose of this Section is to provide for review of the installation of solar energy systems when the Building Official has a good faith belief that the solar energy system could have a specific, adverse impact upon the public health and safety.
- B. Applicability.** A Solar Energy System Permit is required for the installation of solar energy systems that do not comply with the standards of Section 20.30.140.A (Solar Energy Systems – Administrative Review) and when the Building Official has a good faith belief that the solar energy system could have a specific, adverse impact upon the public health and safety.
- C. Review authority and related procedures.**
 - 1. Solar Energy System Permits.** Solar Energy System Permits shall be required pursuant to Section 20.30.140.B (Solar Energy Systems – Discretionary Review) of the Zoning Code and shall be approved, conditionally approved, or denied by the Zoning Administrator in compliance

with Chapter 20.50 (Permit Application Filing and Processing) of the Zoning Code.

- D. **Application filing, processing, and review.** An application for a Solar Energy System Permit shall be filed and processed in compliance with Chapter 20.50 (Permit Application Filing and Processing). The application shall include all of the information and materials specified by the Director, together with the required fee in compliance with the City's Fee Schedule adopted by resolution. It is the responsibility of the applicant to provide evidence in support of the findings required by Subsection F (Findings and decision), below.
- E. **Project review and notice and hearing requirements.** Each application shall be reviewed by the Director to ensure that the proposal complies with all applicable requirements of this Zoning Code.
 - 1. **Public hearing required.** A public hearing shall be conducted prior to any decision on an application for a Solar Energy System Permit.
 - 2. **Notice and hearing requirements.** Notice of the public hearing shall be provided, and the hearing shall be conducted, in compliance with Chapter 20.62 (Public Hearings).
- F. **Findings and decision.** The review authority may approve or conditionally approve a Solar Energy System Permit only after first making one of the following written findings based on substantial evidence in the record:
 - 1. The installation of solar collector panels will not have a specific, adverse impact upon the public health and safety; or
 - 2. The installation of solar collector panels will have a specific, adverse impact upon the public health and safety, but there is a feasible method to satisfactorily mitigate or avoid the specific, adverse impact.
- G. **Findings for denial.** The review authority may not deny an application for a Solar Energy Permit to install a solar energy system unless it makes written findings based upon substantial evidence in the record that the proposed installation would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. The findings shall include the basis for the rejection of potential feasible alternatives of preventing the adverse impact.
- H. **Post decision procedures.** The procedures and requirements in Chapter 20.54 (Permit Implementation, Time Limits, and Extensions), and those related to appeals and revocation in Part 6 (Zoning Code Administration) shall apply following the decision on a Solar Energy System Permit application.

The Municipal Code Chapter 20.70 of the Municipal Code (Definitions) shall be amended to include the following:

20.70.020 – Definitions of Specialized Terms and Phrases

Solar Collector. A fixed device, structure, or part of a device or structure that is used primarily to transform solar energy into thermal, chemical, or electrical energy. The solar collector shall be used as part of a system that makes use of solar energy for any or all of the following purposes: (1) Water heating. (2) Space heating or cooling. (3) Power generation.

Solar Energy System. Either of the following: (1) Any solar collector or other solar energy device whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating, space cooling, electric generation, or water heating. (2) Any structural design feature of a building, whose primary purpose is to provide for the collection, storage, and distribution of solar energy for electricity generation, space heating or cooling, or for water heating.

Attachment No. PC 3

Draft Voluntary Guidelines and Incentives

City of Newport Beach Solar Energy System Voluntary Design Guidelines

The City of Newport Beach is highly desirable residential community and a charming tourist-oriented beach community. The City is comprised of diverse neighborhoods, each with their own distinct character and architectural styles.



Section A: Purpose and Applicability

The purpose of these guidelines is to provide information on the installation of solar energy systems within the City. These guidelines are voluntary and are provided to encourage the use of solar energy in a way that is compatible with the aesthetic characteristics of the City. Some projects that comply with these guidelines may be eligible for special recognition and other incentives. These guidelines are applicable on a City-wide basis for residential and nonresidential solar energy system projects.

The City of Newport Beach Planning Commission and City Council have reviewed and approved these design guidelines. As the solar energy industry changes with new technology advancements, and the City modifies its permit procedures or new design trends are introduced, this document will be periodically updated. Amendments to these voluntary guidelines and incentives shall be reviewed and approved by the Planning Director.

Section B: Incentives

For solar energy system installation projects that meet the voluntary guidelines in Section C, the following incentives may be provided:

Fee waivers or reduction

- Plan check and permit fees¹ for solar energy systems will be waived.
- Fee reduction for plan checks and permits for a new building or retrofits to existing buildings when a qualifying solar energy system is incorporated into the project. The fee reduction will be 10 percent, up to \$1000 or the actual amount of the permit fee, whichever is less.

Expedited plan check

- Solar Energy System plans will be reviewed over the counter, by appointment only, for projects located on single-unit and two-unit residential structures.
- Solar Energy System plans will be reviewed within two working days for projects located on multiple-unit residential and nonresidential structures.
- Expedited plan check for new buildings, or retrofits to existing buildings when a qualifying solar energy system is incorporated into the project.

Recognition

- City Council recognition of appreciation at City Council meetings held on a quarterly basis.
- A complimentary description of the project published in a local newspaper.
- Certificate or plaque presented to the property owner, project designer, and/or contractor.

¹ The plan check and permit fees will be waived, except for a portion of the fee required for state-mandated fees and any records management fees.

Section C: Voluntary Guidelines

Incentives may be available to solar energy system installation projects that exceed the requirements of the Zoning Code and adhere to the voluntary guidelines set forth in the checklist below. In order to qualify for the incentives, a project must meet a majority of the guidelines on the checklist. Project review will be conducted by the Planning Director, who will determine if a project qualifies for the incentives.

Checklist

Guidelines		Achieved
1	Ground mounted solar collectors shall not be visible from private property, public rights-of-way, and/or public property adjacent to the subject property as seen from a point six feet above grade.	<input type="checkbox"/>
2	Solar collector panels and the necessary support structure shall be installed in the location that is the least visible from all public rights-of-way and/or public property adjacent to the subject property as seen from a point six feet above grade.	<input type="checkbox"/>
3	Ground mounted solar collectors shall not be located on a Coastal Bluff or Canyon area.	<input type="checkbox"/>
4	Solar energy system installations located on historically significant structures shall not excessively damage or alter the exterior. The installations shall not be visible from public rights-of-way and/or public property adjacent to the subject property as seen from a point six feet above grade.	<input type="checkbox"/>
5	Reflection angles from solar collector panels shall be oriented away from neighboring windows, public rights-of-way and public property.	<input type="checkbox"/>
6	Solar energy systems shall be compatible with the neighborhood and integrated into the design of the structure on which the system is located.	<input type="checkbox"/>
7	Solar photovoltaic shingles, tiles, laminate, glazing, and building integrated solar thermal technologies are preferred for most projects.	<input type="checkbox"/>
8	The project shall maintain a high-quality design. See examples in Section E.	<input type="checkbox"/>

Section E: Design

Examples of solar energy system projects that may qualify for incentives:

Photovoltaic roof tiles



Photovoltaic shingles



City of Newport Beach
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Photovoltaic Windows



Roof-mounted Panels



These panels are flush mounted with the roof and fit the shape of the roof plane on which they are located.

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Awnings and patio covers

